

# **ENERGY FACILITY SITING AND LAND USE PLANNING ISSUES**

Dr. Peter F. Mason, Ph.D., C.E.P.  
Calpine/Bechtel Joint Development  
Pleasanton, CA

**CALIFORNIA ENERGY COMMISSION  
WORKSHOP ON LAND USE, LOCAL AGENCY AND  
PUBLIC PARTICIPATION**

March 8, 2001, Energy Commission Hearing Room A  
Sacramento, CA

# Introduction

- Background/Experience
- Presentation Overview
  - Energy Facility Siting
  - Land Use Considerations and Energy Facility Siting
  - Context for Land Use Planning Issues - Rapid Urban/Population Change
  - What Can Be Done? Suggestions

# Energy Facility Siting

- Process
- Objective
- Systematic/Interdisciplinary
- Disclosure
- Basic Template

# Land Use Considerations in Energy Facility Siting

- Present Land Use
- Planned Land Use
- Consistency
- Convergence of Issues

# Context for Land Use Planning Issues - Rapid Urban/Population Change

- Urbanization of Agricultural Land
- Rapid Population Growth
- Rapid Infrastructure Expansion
- All Land Use Issues
- Suitable Power Plant Sites Lost in the Process
- Deregulation of Electric Utility Industry not Reflected in Local Land Use Planning

## What Can Be Done/Suggestions

- Get Ahead of the Process - Proactive Land Use and Energy Planning
- Confer with Affected Communities Early
- Interconnect with Electric and Natural Gas Systems With Sufficient Capacity to Minimize New Transmission or Distribution Lines
- Provide Zoning or Land Use Conditions for Power Plants

## What Can Be Done/Suggestions - continued

- Prepare to Rezone or Prezone for Power Plants With Development Exclusion Zones to Buffer Plant Sites
- Consider Brownfield Development Sites
- Seek Sites Near Water/Wastewater Treatment Plants